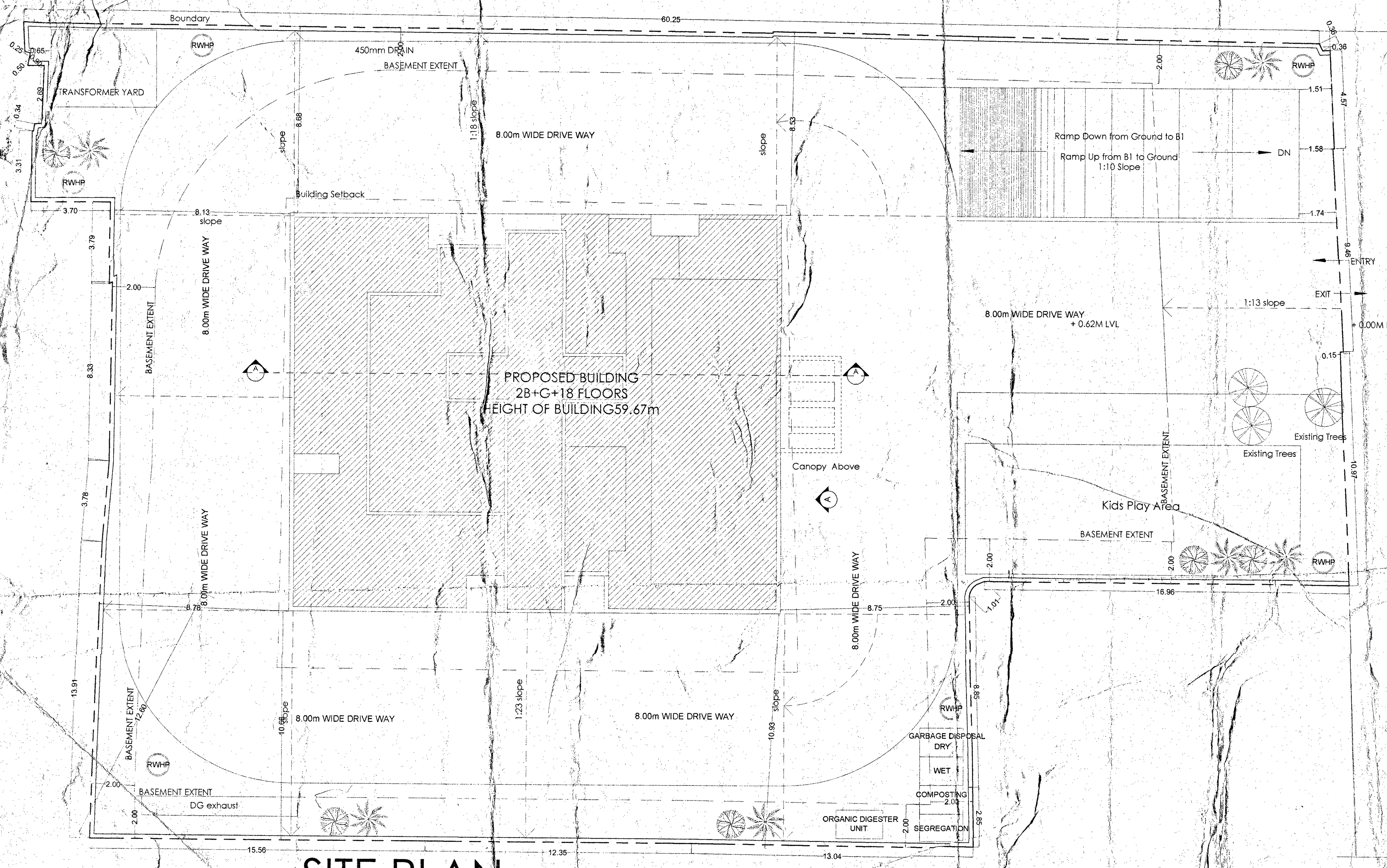
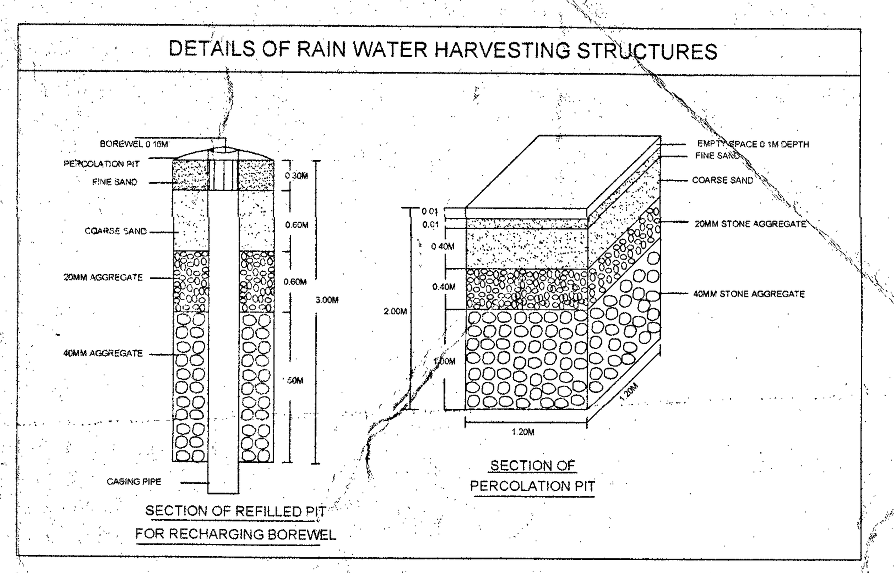
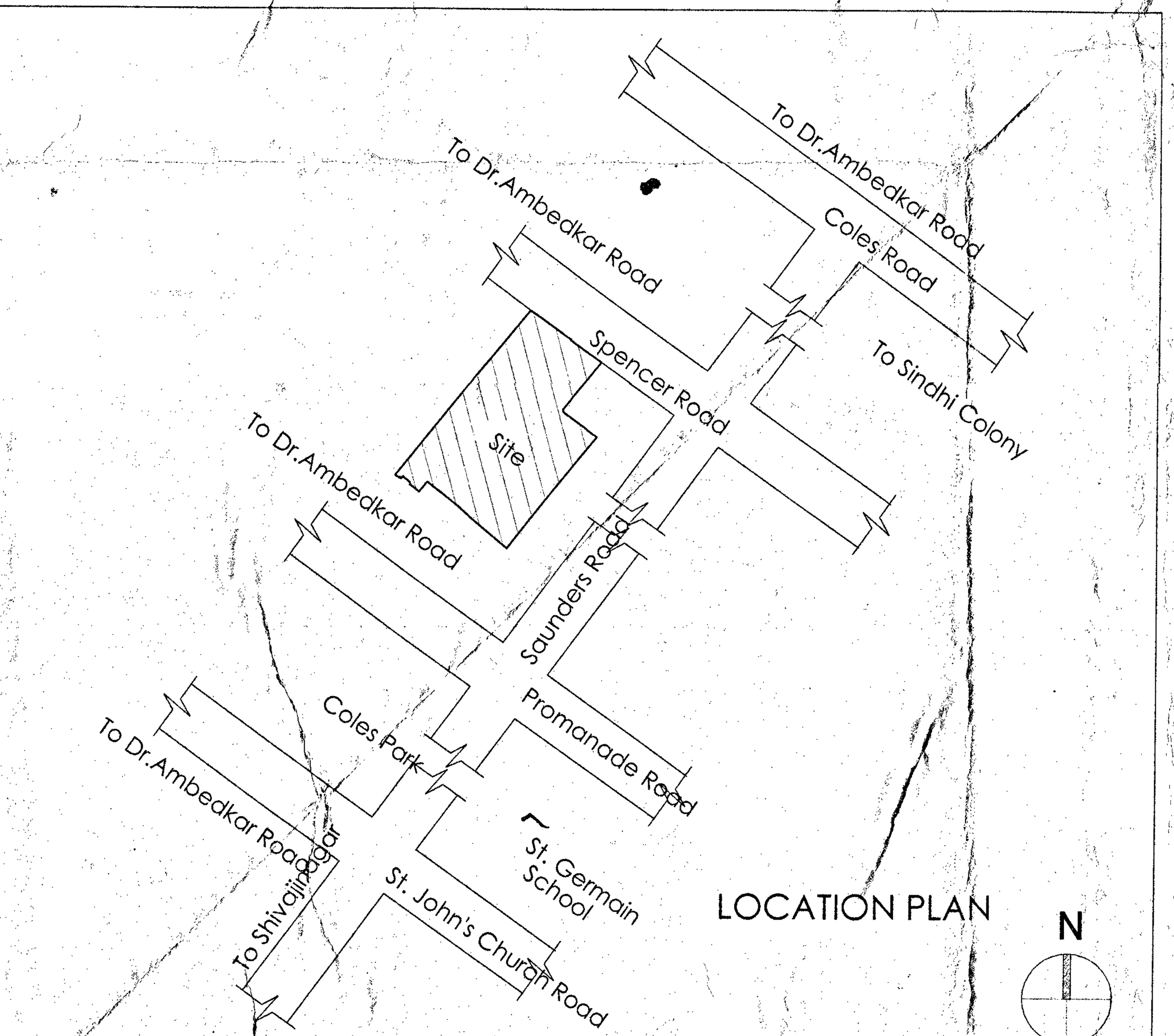


SITE PLAN





LOCATION PLAN

AREA STATEMENT

SITE AREA

As per Documents Produced, Site Area = 1,978.15

FLOORS	BUA	DEDUC	NET	UNITS
BASEMENT 2 FLOOR	1,396.75	1,320.95	75.80	-
BASEMENT 1 FLOOR	1,428.47	1,361.59	66.88	-
GROUND FLOOR	408.03	191.29	216.74	-
FIRST FLOOR	399.65	9.88	389.77	2
SECOND FLOOR	399.65	9.88	389.77	2
THIRD FLOOR	399.65	9.88	389.77	2
FOURTH FLOOR	399.65	9.88	389.77	2
FIFTH FLOOR	399.65	9.88	389.77	2
SIXTH FLOOR	399.65	9.88	389.77	2
SEVENTH FLOOR	399.65	9.88	389.77	2
EIGHTH FLOOR	399.65	9.88	389.77	2
NINTH FLOOR	399.65	9.88	389.77	2
TENTH FLOOR	399.65	9.88	389.77	2
ELEVENTH FLOOR	399.65	9.88	389.77	2
TWELFTH FLOOR	399.65	9.88	389.77	2
THIRTEENTH FLOOR	399.65	9.88	389.77	2
FOURTEENTH FLOOR	399.65	9.88	389.77	2
FIFTEENTH FLOOR	399.65	9.88	389.77	2
SIXTEENTH FLOOR	399.65	9.88	389.77	2
SEVENTEENTH FLOOR	399.65	9.88	389.77	2
EIGHTEENTH FLOOR	143.10	9.88	133.22	-
TERRACE FLOOR	19.32	19.32	0.00	-
TOTAL	10,189.72	3,070.99	7,118.73	34

COVERAGE = $\frac{408/03}{1,978.15}$ x 100 = 20.63 % < 55.00%

Permissible FAR = 2.25
Additional FAR 60% = 1.35
Net Far Allowable = 3.60

FAR = $\frac{7,118.73}{1,978.15}$ = 3.599< 3.60

Excess Area Agenest To FAR of 2.25 =7,118.73 - 4,450.84 = 2667.89

TDR To Be Loded = 2,667.89

TDR Generating Zone = Ring - 3

TDR No.	Area
001321	2,220.00 Sqm.
001326	2,090.31 Sqm.
Total	4,310.31 Sqm.

TDR Loading Zone = Ring - 2
TDR Area Available = 4,310.31 Sqm.
Total FAR Area Allowable = 4,450.84 + 4,310.31 = 8,761.15
FAR Area Achieved7,118.73 Sqm.

PARKING

Total Residential Units from FF to 17 F = 34 nos.
@ 1 Cars / 1 Unit , Cars Required = 34 x 1 = 34 nos.
10% Visitors Parking = 34 / 10 = 3.40 Say 3 cars
Total Cars Required = 34 + 03 = 37 Cars
Total Club House Area From GF & 18Th F = 135.53
@ 1Car / 50.00Sqm, Cars Required = $\frac{135.53}{50}$ = 2.71, Say 03 Cars

Total Cars Required = 37 + 03 = 40 Cars

Total cars Provided

BASEMENT 2 FLOOR = 26 cars
BASEMENT 1 FLOOR = 30 cars
GROUND FLOOR = 8 cars
Total = 64 cars

JDTP LP No.BBMP/Addl.Dir/JDTP(NORTH)/0559/2012-13

I Conditions:

1. Sanction is accorded for the proposed Residential Building
   a) Construction of 2BF+GF+18UF(Eighteenth Floor upper floors) only
2. Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3. 2Basement + Ground FLoor area reserved for car parking shall not be converted for any other purpose.
4. Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB and BESCOM if any.
5. Necessary ducts for running telephone cables, cubicles at ground level for postal services & space for dumping garbage within the premises shall be provided.
6. The applicant shall construct temporary toilets for the use of construction workers and it should be demolished after the construction.
7. The applicant shall insure all workmen involved in the construction work against any accident / untoward incidents arising during the time of construction.
8. The applicant shall not stock any building materials / debris on footpath or on roads or on drains. The debris shall be removed and transported to near by dumping yard.
9. The applicant / builder is prohibited from selling the setback area / open spaces and the common facility areas, which shall be accessible to all the tenants and occupants.
10. The applicant shall provide a space for locating the distribution transformers & associated equipment as per K.E.R.C (Es & D) code leaving 3.00 mts. from the building within the premises.
11. The applicant shall provide a separate room preferably 4.50 x 3.65 m in the basement for installation of telecom equipment and also to make provisions for telecom services as per Bye-law No. 25.
12. The applicant shall maintain during construction such barricading as considered necessary to prevent dust, debris & other materials endangering the safety of people / structures etc. in & around the site.
13. The applicant shall plant at least two trees in the premises.
14. Permission shall be obtained from forest department for cutting trees before the commencement of the work.
15. License and approved plans shall be posted in a conspicuous place of the licensed premises. The building license and the copies of sanctioned plans with specifications shall be mounted on a frame and displayed and they shall be made available during inspections.
16. If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, the Architect / Engineer / Supervisor will be informed by the Authority in the first instance, warned in the second instance and cancel the registration if the same is repeated for the third time.
17. Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties and responsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-8 (e) to (k).
18. The building shall be constructed under the supervision of a registered structural engineer.
19. On completion of foundation or footings before erection of walls on the foundation and in the case of columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
20. Construction or reconstruction of the building should be completed before the expiry of five years from the date of issue of license & within one month after its completion shall apply for permission to occupy the building.
21. The building should not be occupied without obtaining "OCCUPANCY CERTIFICATE" from the competent authority.
22. Drinking water supplied by BWSSB should not be used for the construction activity of the building.
23. The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained in good repair for storage of water for non potable purposes or recharge of ground water at all times having a minimum total capacity mentioned in the Bye-law 32(a).
24. The building shall be designed and constructed adopting the norms prescribed in National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards making the building resistant to earthquake.
25. The applicant should provide solar water heaters as per table 17 of Bye-law No. 29 for the building.
26. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws - 31) of Building bye-laws 2003 shall be ensured.
27. The applicant shall provide at least one common toilet in the ground floor for the use of *the visitors / servants / drivers and security men and also entrance shall be approached* through a ramp for the Physically Handicapped persons together with the stepped entry.
28. The Occupancy Certificate will be considered only after ensuring that the provisions of conditions vide Sl. No. 23, 24, 25 & 26 are provided in the building.
29. The applicant shall ensure that no inconvenience is caused to the neighbours in the vicinity of construction and that the construction activities shall stop before 10.00 PM to avoid hindrance during late hours.
30. Garbage originating from Apartments / Commercial buildings shall be segregated into organic and inorganic waste and should be processed in the Recyclingprocessing unit installed at site for its re-use / disposal of capacity 300Kgs (Applicable for Residential units of 50 and above and 5000 Sqm and above built up area for Commercial building).
31. The structures with basement/s shall be designed for structural stability and safety to ensure for soil stabilization during the course of excavation for basement/s with safe design for retaining walls and super structure for the safety of the structure as well as neighbouring property, public roads and footpaths, and besides ensuring safety of workman and general public by erecting safe barricades.
32. The consent for Establishment from the Ministry of Environmental and Forest (MOEF) / KSPCB should be taken wherever applicable.
33. Sufficient two wheeler parking shall be provided as per requirement.
34. Traffic Management Plan shall be obtained from Traffic Management Consultant for all high rise structures which shall be got approved from the Competent Authority if necessary.
35. TDR certificate should be produced at the time of obtaining Occupancy Certificate (5% of the sital area).
36. The owner / Association of highrise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
37. The Owner / Association of the highrise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
38. The owner / Association of highrise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
39. The Owner / Association of the highrise building shall conduct two mock - trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
40. In case of any false information, misrepresentation of facts, or pending court cases, the plan sanction is deemed cancelled.

Note:
1) Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2) List of children of workers shall be furnished by the builder / contractor to the Labour Department which is mandatory.
3) Employment of child labour in the construction activities strictly prohibited.
4) Obtaining NOC from the Labour Department before commencing the construction work is a must.
5) BBMP will not be responsible for any dispute that may arise in respect of property in question.
6) In case if the documents submitted in respect of property in question is found to be false or fabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

II. NOC Details

Sl No.	Name of the Statutory Department	Reference No. & Date	Conditions Imposed
1)	FIRE	GBC(1)/727/2012 dt: 01-03-2013	All the conditions imposed in the letter issued by the statutory body should be adhered to.
2)	BSNL	DE/IWS/BG/S-11/VOL/IX/24 dt: 05-10-2012	
3)	BESCOM	EEE/SHD/AEE(O)/AET/NOC-24/ 2012-13/8076-77, dt: 24-12-2012	
4)	AAI	AAI/BIA/ATM/NOC/BANG/SOUTH /B/100112/405/3248-53, dt: 29-10-2012	
5)	BWSSB	BWSSB/EIC/ACE(R)/DCE(M)-I/TA-(M)-1/3621/2012-13, dt: 04-03-2013	

III. The Applicant has paid the fee vide Receipt No. TP/JDTPNRT/01/2013-14/Apr/00010 dated: 03-04-2013 for the following:-

1.	Licence Fees	:	5,80,814.00
2.	Ground Rent	:	4,07,589.00
3.	Betterment Charges		
	a) For Building	:	20,379.00
4.	Security Deposit	:	10,18,972.00
5.	Miscellaneous Receipts	:	50,246.00
	TOTAL	:	20,78,000.00

6. Labour Cess : Rs. 9,77,300.00/- Paid vide D.D No. 035615 dated: 02-04-2013 Drawn on J & K Bank.

Note: The Demand for payment of park & open space fee is quashed as per the orders of Hon'ble High Court vide W.P No. 25231 / 2010(LB-BMP), however, this is subject to condition for remittance of such cost in future, based on the outcome of final court order.

ನಕಲು ಪ್ರತಿ

NOTE:
PAYMENT OF LICENSE FEE FOR SANCTION OF THIS PLANS IS SUBJECT TO RESULT OF W.P. No: 4906/2008 & 2993/2008

ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರ ಆದೇಶದ ದಿನಾಂಕ 23-03-2013 ರ ಮೇರೆಗೆ ಜಂ.ನಿ.ನ.ಯೋ.(ಉ)/(ಜೆ) ಎಲ್.ಪಿ. ಸಂಖ್ಯೆ 0559/2012-13 ದಿನಾಂಕ: 10-06-2013 ರಟ್ಟಿನ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ವಿಧಿಸಲಾಗಿರುವ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಅನುಮೋದಿಸಲಾಗಿದೆ. ದಿನಾಂಕ: 10-06-2013 ರಿಂದ 09-06-2015 ರವರೆಗೆ ಮಾತ್ರ ಮಾನ್ಯತೆ ಪಡೆದಿರುತ್ತದೆ.
(ಎರಡು ವರ್ಷಗಳ ಅವಧಿಗೆ ಮಾತ್ರ)

ಜಂಟಿ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ-ಉತ್ತರ)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
10/06/13 10/06/13 10/06/13

Project

PRESTIGE HEIGHTS
PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING ON PROPERTY NO. 26, SPENCER ROAD, NEW WARD NO. 78, PULAKESHI NAGAR, BANGALORE.

OWNER SIGNATURE:

IRFAN RAZACK
REPRESENTED BY PRESTIGE ESTATE PROJECTS LTD.

ARCHITECT SIGNATURE:

BCC/BL-3.6/A-2223/11-12

Drawing Title: SITE PLAN, AREA STATEMENT & LOCATION PLAN

North	Scale	Rev.no.	Sheet no.
N	1:100		01 OF 04

Architect:
onarch
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